

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

JANUARY 29, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, February 26, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

Tuesday, February 26, 2008 at 5:30 P.M.

JAIME F. WILLIAMS: 202 Ledge Street, Lot 177 on the Tax Assessor's Plat 77 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 419 and 419.2. The applicant is requesting a special use permit in the proposed inclusion of a home occupation, psychologist's office, within the existing single-family dwelling. The lot in question contains approximately 4,000 square feet of land area.

MUSLIM COMMUNITY CENTER OF RHODE ISLAND, OWNER AND EXCEL DESIGN & CONSTRUCTION, APPLICANT: 224-236 Pavilion Avenue, Lots 94, 95, 96 & 97 on the Tax Assessor's Plat 57 located in

a Residential R-3 Three-Family Zone; to be relieved from Sections 304, 416.4 and 703.2 in the proposed demolition of the existing two-family structure and the construction of a new 48' x 68' building to be used for religious services, which is a permitted use within the R-3 district. The applicant is requesting a dimensional variance from regulations governing the front and rear yard provisions, and the height restriction. Additional relief is sought from the parking requirement related to the number of on-site parking spaces, whereby 40 parking spaces are required, 19 spaces would be provided. The lots in question total approximately 16,000 square feet of land area.

SWAP, INC. & SWAP COMMUNITY LAND TRUST: 6-20 Baffin Court & 201-213 Thurbers Avenue, Lots 302, 303, 304, 305, 306 & 802 on the Tax Assessor's Plat 54 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14 and 304 in the proposed construction of a new two-story 8,982 square foot building that would contain 22 dwelling units of elderly housing. This proposal is in compliance with the parking requirement. The applicant is requesting a use variance for this multi-family use in the R-3 district, and further relief from regulations governing front yard setbacks, a dimensional variance. The lots in question contain approximately 29,027 square feet of land area.

OLUWATOYIN WILCOX: 901 Douglas Avenue (corner O'Neil Street), Lots 150 & 151 on the Tax Assessor's Plat 102 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 57.1 and 703.2 pursuant to Section 200 in the proposed change in the use of the first floor of the existing building from a bakery to a restaurant. The existing two dwelling units will remain unchanged. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses, whereby restaurants are not permitted in residential districts; and the parking requirement, whereby the dwelling units would have sufficient off-street parking, however 9 parking spaces are required for the restaurant, 8 spaces would be provided. The lots in question contain approximately 10,332 square feet of land area.

FRANCIS STREET REALTY, LLC: 110 Francis Street, Lot 189 on the Tax Assessor's Plat 4 located in a D-1 Downtown – Central Business District, DD DOWNCITY District and the Capital Center District; to be relieved from Sections 502.2(A) and Table 502.2 – use code 64b pursuant to Section 200 in the proposed use of the aforesaid property for an accessory parking lot to service the existing office building (plat 4, lot 192, 106 Francis Street) which abuts the subject property. The applicant is requesting a use variance for the surface parking lot on an A street within the D-1 district. The lot in question contains approximately 8,000 square feet of land area.

Tuesday, February 26, 2008 at 7:00 P.M.

PITMAN ASSOCIATES, LLC: 64-66 Pitman Street, Lot 14 on the Tax Assessor's Plat 78 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14, 704.2(C), 705.1 and 705.3 pursuant to Section 200 in the proposed use of the existing building for 5 dwelling units. The existing use of the property (at issue) is 7 apartments under permit no 252 issued on July 24, 2006 and a Zoning Board grant under Resolution No. 254 issued on March 15, 1962, allowing 4 offices and one apartment. This proposal is in conformance with the parking requirement. R-3 regulations permit 3 residential units; the applicant is requesting a use variance for the additional 2 dwelling units. Further relief is being sought from provisions governing rear yard paving, the minimum aisle width in the parking area, and the entrance & exit requirement at one parking space. The lot in question contains approximately 7,500 square feet of land area.

ALEKSANDR KREPKIKH: 70-72 Gentian Avenue, Lot 427 on the Tax Assessor's Plat 122 located in a Residential R-1 One-Family Zone; to be relieved from Sections 704.2(A) and 704.2(B) in the proposed construction of a second driveway (southerly side yard) on the aforesaid property. The current legal use of the property will remain a two-family structure. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front and

side yard paving restrictions, whereby Section 704.2(A) restricts the area of front yard paving to 33 percent, the applicant proposes 37.3 percent; and Section 704.2(B) restricts paving to one side yard only. The lot in question contains approximately 6,000 square feet of land area.

The following matter is remanded from the Rhode Island Superior Court for further proceedings: (De Novo Hearing)

KARNIG BEDROSIAN & EDNA BEDROSIAN, OWNERS AND HOUR'S AUTO SERVICE, INC., APPLICANT: 270 Reservoir Avenue, Lot 604 on the Tax Assessor's Plat 61 located in a Residential R-1 One-Family Zone; to be relieved from Section 303-use code 45 in the proposed change in the use of the property from used automobile sales to repair services-automotive service station excluding the sale of gasoline. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses, whereby heavy commercial uses are not allowed within this residential R-1 single-family district. The lot in question contains approximately 6,047 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**